

ZB# 03-17

Lucy Gillmeier

16-4-8

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

APPROVED

6/9/03

03-17 GILMEIER, LUCY (AREA)
12 VICTORY LANE (16-4-8)

APPLICATION FEE (DUE AT TIME OF FILLING OF APPLICATION)

FILE # 03-17 TYPE: AREA ✓ USE _____

APPLICANT: Lucy Gilpinier
12 Victory Lane
New Windsor, NY
TELE: 569-3972

RESIDENTIAL:	\$ 50.00	CHECK # <u>287</u>
COMMERCIAL:	\$150.00	CHECK # _____
INTERPRETATION:	\$150.00	CHECK # _____
ESCROW:	\$500.00 ^{300.00}	CHECK # <u>286</u>

DISBURSEMENTS:

	MINUTES \$4.50 PER PAGE	ATTORNEY FEES \$35.00 / MEETING
PRELIM..... <u>4/28</u>	\$ <u>13.50</u>	\$ <u>35.00</u>
2 ND PRELIM.....	_____	_____
3 RD PRELIM.....	_____	_____
PUB HEARING..... <u>6/9/03</u>	<u>18.00</u>	<u>35.00</u>
PUB HEARING (CON'T)...	_____	_____
TOTAL	\$ <u><u>31.50</u></u>	\$ <u><u>70.00</u></u>

OTHER CHARGES:..... \$ _____

• • • • •

ESCROW POSTED:	\$ _____
AMOUNT DUE:	\$ _____
REFUND DUE:	\$ _____

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TOTAL	\$ <u><u>31.50</u></u>	\$ <u><u>70.00</u></u>

OTHER CHARGES:..... \$ _____

• • • • •

ESCROW POSTED:	\$ _____
AMOUNT DUE:	\$ _____
REFUND DUE:	\$ _____

P. H. June 9th

NEW WINDSOR ZONING BOARD OF APPEALS
-----X

SBL: 16-4-8

In the Matter of the Application of

LUCY GILLMEIER

MEMORANDUM OF
DECISION GRANTING

AREA

CASE #03-17
-----X

WHEREAS, Lucy Gillmeier , owners of 12 Victory Lane, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an 6.5 ft. X 10.5 ft. Entry with roof does not meet zoning requirement of 48-14-C(2); and

WHEREAS, a public hearing was held on the 9th day of June 2003 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties.
 - (b) The front porch on the house, which is the subject of this application, has been in place for approximately ten years during which time there have been no complaints about its presence either formal or informal.
 - (c) The construction of the porch did not create the ponding or collection of water or divert the flow of water drainage from the property.

- (d) The house itself predates zoning having been constructed in the 1800's.
- (e) The porch does not obstruct the vision of or interfere with the operation of motor vehicles by motorists on the adjacent roadway.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant which can produce the benefits sought.
3. The variance(s) requested are substantial in relation to the Town regulations but nevertheless are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.
6. The benefit to the Applicant, if the requested variance(s) are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are appropriate and are the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

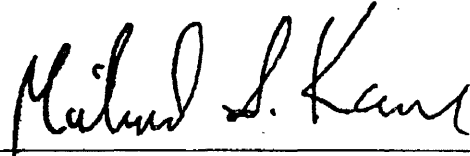
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 6.5 ft. X 10.5 ft. Entry with roof does not meet zoning requirement of 48-14-C(2) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: August 18, 2003

A handwritten signature in black ink, appearing to read "Michael S. Kane", is written over a horizontal line.

Chairman

§ 48-14. Supplementary yard regulations.

A. Accessory buildings.

- (1) An accessory building may be located in any required side or rear yard, provided that:
 - (a) Such building shall not exceed 15 feet in height or the maximum height of the principal building, whichever is less. [Amended 4-20-1988 by L.L. No. 3-1988]
 - (b) Such building shall be set back 10 feet from any lot line.
 - (c) (Reserved)^{EN(1)}
- (2) (Reserved)^{EN(2)}
- (3) An accessory building on that portion of a lot not included in any required yard shall not exceed the height of the principal building. [Amended 4-20-1988 by L.L. No. 3-1988]
- (4) No accessory building shall project nearer to the street on which the principal building fronts than such principal building. Should topographic conditions be such that practical difficulties would be caused by this requirement with respect to the location of garages, the Planning Board may authorize the erection of such garages under the following conditions:
 - (a) If the natural slope is from 10% to 20% within 25 feet of the street line, the Board may permit a garage not closer than 20 feet to the street line.
 - (b) Where such slope exceeds 20%, a garage may be permitted not closer than 10 feet to the street line.
- (5) The storage of unlicensed vehicles is prohibited in any district except in enclosed structures or except where in compliance with approval of the Planning Board, provided that one unlicensed vehicle may be stored outside for a period of one year without approval. [Amended 11-20-1996 by L.L. No. 7-1996]

B. Corner lots.

- (1) Obstruction of vision at street intersections. At all street intersections in all districts, no obstructions of vision exceeding 30 inches in height above curb level shall be erected or maintained on any lot within the triangle formed by the street lines of such lot and a line drawn between points along such street lines 30 feet distant from their point of intersection.
- (2) Rear and side yards. On a corner lot, front yards are required on both street frontages, and one yard other than the front yards shall be deemed to be a rear yard and the other or others side yards.

C. Exceptions to yard requirements.

- (1) Permitted obstructions. [Amended 4-20-1988 by L.L. No. 3-1988]

*Town of New Windsor
PC/CodeBook for Windows*

- (a) Cornices or cantilevered roofs may project not more than three feet into a required yard. Belt courses, window sills and other ornamental features may project not more than six inches into a required yard.
 - (b) Bay or bow windows cannot project more than 30 inches into a required yard.
 - (c) Fences or walls not over six feet in height may be erected anywhere on the lot except as follows:
 - [1] Between the principal building and the street or streets on which it fronts, the maximum permissible height shall be four feet except as set forth in § 48-14B, Corner lots.
 - (d) Fences or walls with a height in excess of six feet shall conform to the requirements set forth herein for buildings.
 - (e) Paved terraces, steps, walks and decks not exceeding three feet above the average finished grade (measured along the front wall of the building which it serves), other than such as are needed to provide access to the buildings on the lot, shall not project to within 15 feet of a front lot line nor within 10 feet of any other lot line.
- (2) Entries and porticos. A roofed-over but unenclosed projection in the nature of an entry or portico, not more than eight feet wide and extending not more than six feet out from the front wall of the building, shall be exempt from front yard requirements when the building otherwise complies with all other yard restrictions of this local law.

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4615 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: 4/2/03

APPLICANT: Lucy C. Gillmeier
12 Victory Lane
New Windsor, NY 12553

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 4/1/03

FOR : Existing roofed over entry

LOCATED AT: 12 Victory Lane

ZONE: R-4 Sec/Blk/ Lot: 16-4-8

DESCRIPTION OF EXISTING SITE:

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 48-14, C(2) Entries & Porticos, A roofed over but unenclosed projection in the nature of an entry or portico not more than 8ft wide and not more than 6ft out from the building shall be exempt from front yard requirements. A variance for a 6.5ftx10.5ft entry is required.


BUILDING INSPECTOR

PERMITTED: 6ftx8ft Entry

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE:

6.5ftx10.5ft Entry

6.5ftx10.5ft Entry

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

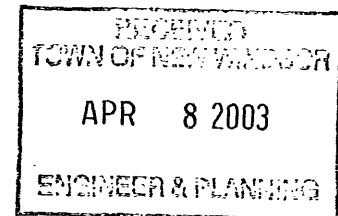
MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP



03-17

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

RECEIVED

APR 01 2003

BUILDING DEPARTMENT

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: PA 2003-0259

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

X Owner of Premises

Lucy C. Gilmere

X Address

12 Victory Lane

Phone #

509-3972

Mailing Address

Fax #

Name of Architect

Address

Phone

Name of Contractor

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer. _____

(Name and title of corporate officer)

1. On what street is property located? On the N side of Victory Lane
(N, S, E or W)
and _____ feet from the intersection of Oak Ridge

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

X 3. Tax Map Description: Section 16 Block 4 Lot 8

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other

6. Is this a corner lot? NO existing porch ~~to be~~ covered.

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height 6'2" x 10'2" No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

604
Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____ Fee part of ck #284
150 due 4/1/03 **PAID**

date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Liel & Louis Krychaar
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4818
(845) 563-4895 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

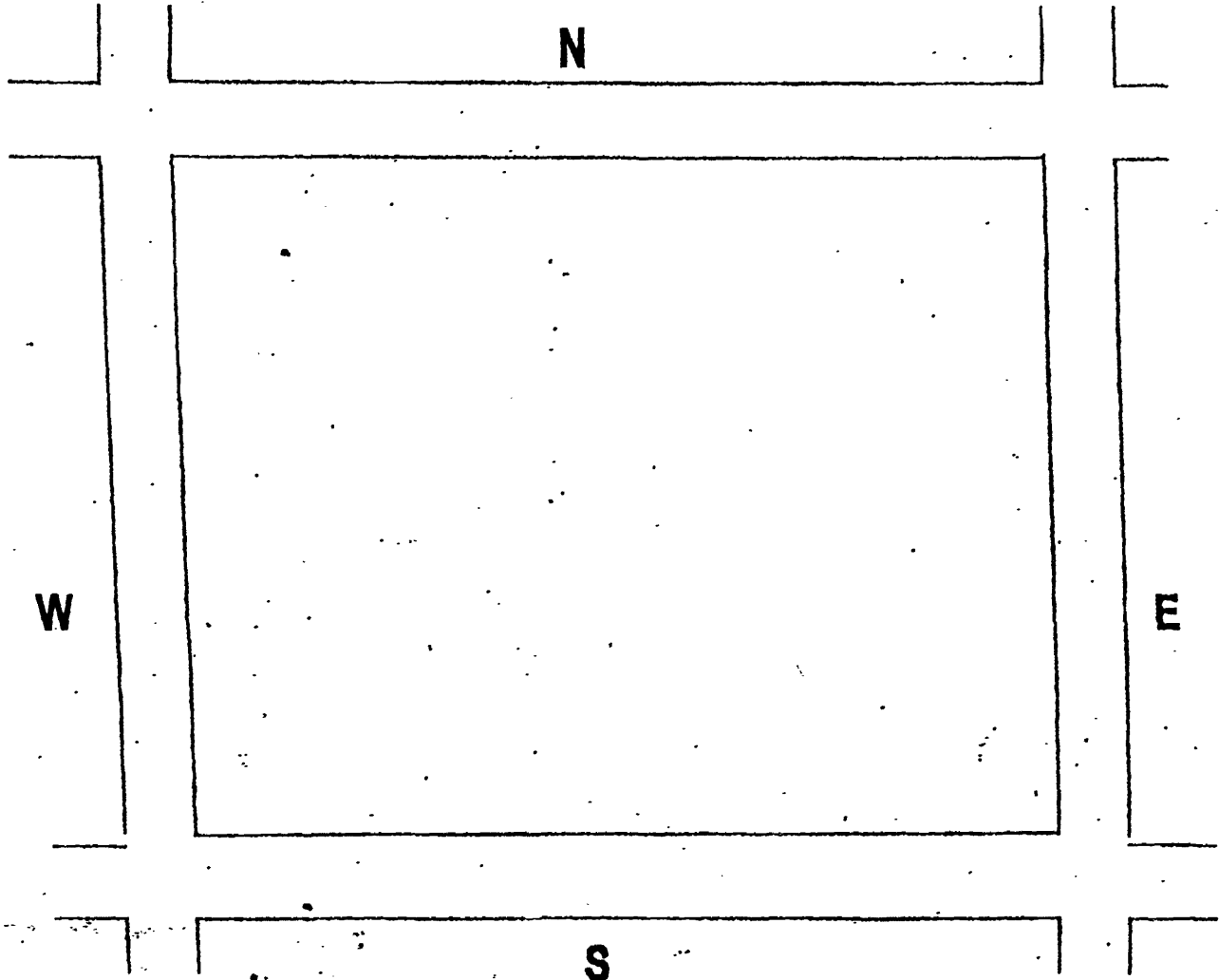
Lucy C. Sillman
(Signature of Applicant)

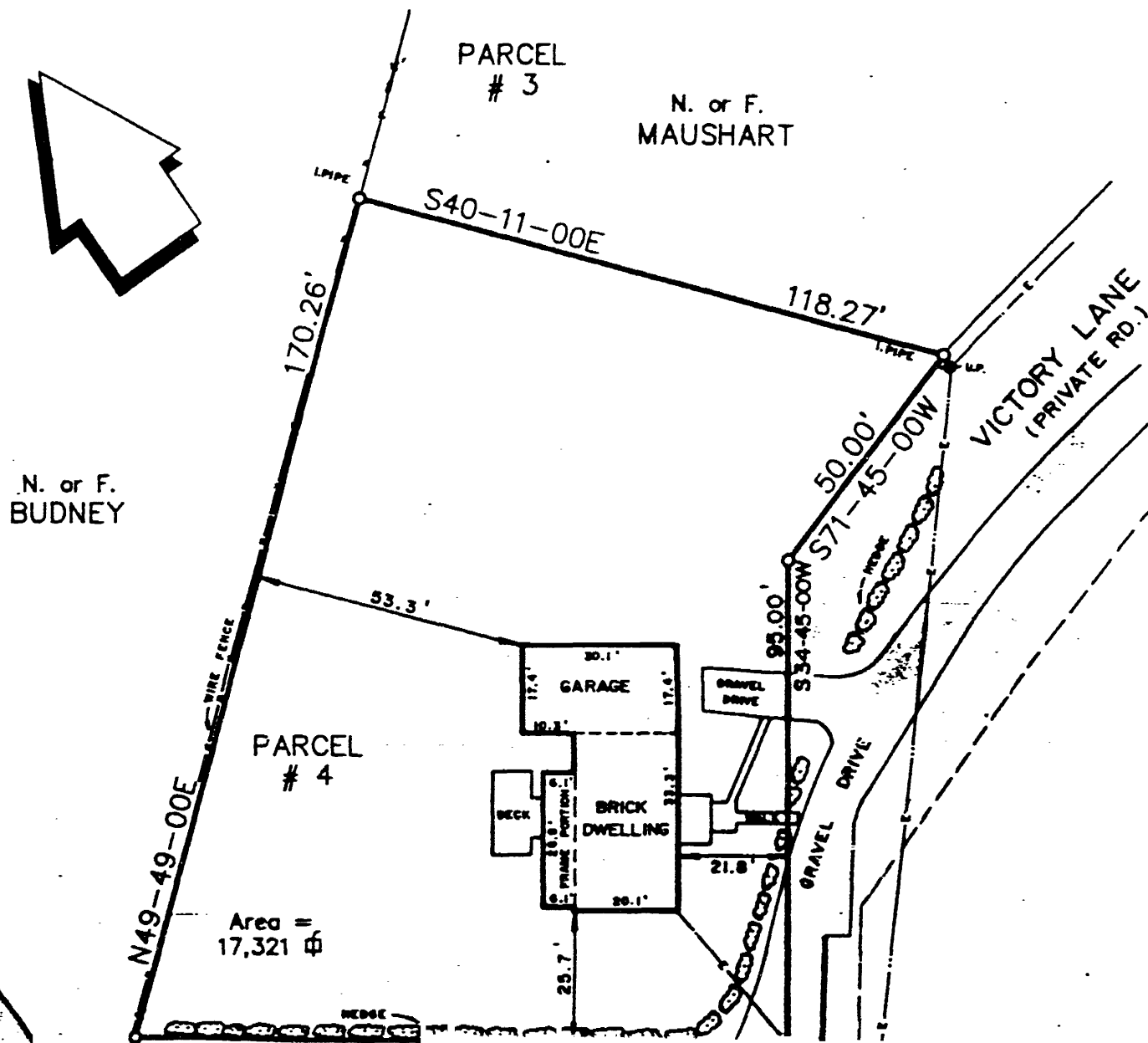
(Address of Applicant)

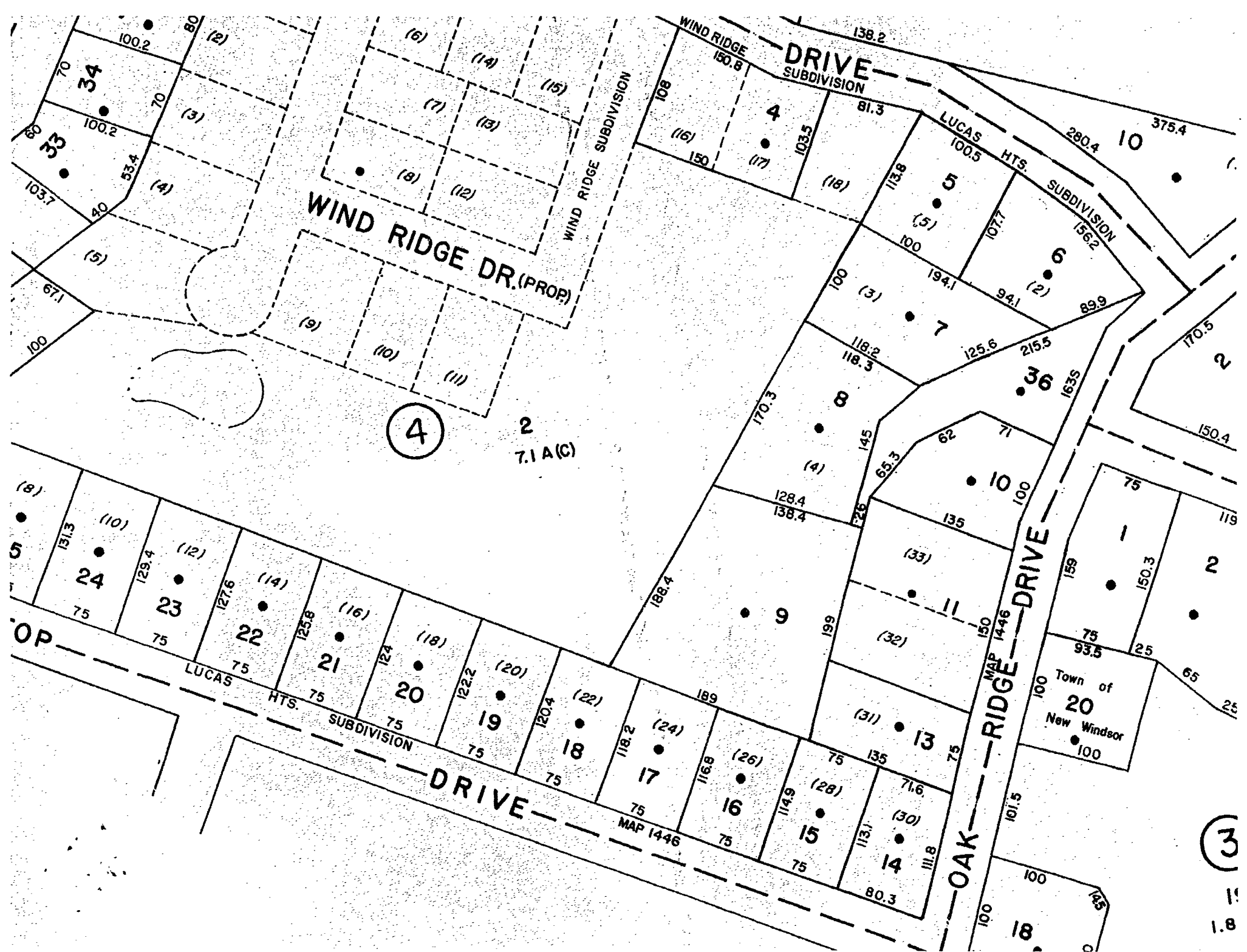
Lucy C. Sillman
(Owner's Signature)

PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.











-----X
In the Matter of the Application of

LUCY GILLMEIER

MEMORANDUM OF
DECISION GRANTING

AREA

CASE #03-17
-----X

WHEREAS, Lucy Gillmeier, owners of 12 Victory Lane, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an 6.5 ft. X 10.5 ft. Entry with roof does not meet zoning requirement of 48-14-C(2); and

WHEREAS, a public hearing was held on the 9th day of June 2003 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties.
 - (b) The front porch on the house, which is the subject of this application, has been in place for approximately ten years during which time there have been no complaints about its presence either formal or informal.
 - (c) The construction of the porch did not create the ponding or collection of water or divert the flow of water drainage from the property.

- (d) The house itself predates zoning having been constructed in the 1800's.
- (e) The porch does not obstruct the vision of or interfere with the operation of motor vehicles by motorists on the adjacent roadway.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant which can produce the benefits sought.
3. The variance(s) requested are substantial in relation to the Town regulations but nevertheless are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
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7. The requested variance(s) are appropriate and are the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 6.5 ft. X 10.5 ft. Entry with roof does not meet zoning requirement of 48-14-C(2) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: August 18, 2003

Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE ZONING BOARD OF APPEALS

September 11, 2003

Ms. Lucy Gillmeier
12 Victory Lane
New Windsor, NY 12553

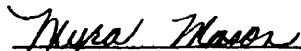
SUBJECT: REQUEST FOR VARIANCE #03-17

Dear Ms. Gillmeier:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,


Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: 07-15-2003
SUBJECT: ZBA FILE #03-17 - GILLMEIER

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 198.50 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #03-17

NAME: LUCY GILLMEIER

ADDRESS: 12 VICTORY LANE

NEW WINDSOR, NY 12553

THANK YOU,

MYRA



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #03-17 TYPE: AREA

APPLICANT:
LUCY GILLMEIER
12 VICTORY LANE
NEW WINDSOR, NY 12553

TELEPHONE: 569-3972

RESIDENTIAL:	\$ 50.00	CHECK #287
COMMERCIAL	\$ 150.00	CHECK #
INTERPRETATION	\$ 150.00	CHECK #

ESCROW: RESIDENTIAL \$300.00 CHECK #286

* * * * * * * * * * * * *

<u>DISBURSEMENTS:</u>		<u>MINUTES</u> <u>\$4.50 / PAGE</u>	<u>ATTORNEY</u> <u>FEE</u>
PRELIMINARY:	<u>3</u> PAGES	<u>\$13.50</u>	<u>\$ 35.00</u>
2 ND PRELIMINARY:	<u> </u> PAGES	<u>\$</u>	<u>\$</u>
PUBLIC HEARING:	<u>4</u> PAGES	<u>\$18.00</u>	<u>\$ 35.00</u>
PUBLIC HEARING:	<u> </u> PAGES	<u>\$</u>	<u>\$</u>
TOTAL:		<u><u>\$31.50</u></u>	<u><u>\$ 70.00</u></u>

* * * * * * * * * * * * *

ESCROW POSTED: \$300.00
LESS: DISBURSEMENTS: \$101.50

AMOUNT DUE: \$

REFUND DUE: \$198.50

L.R. 7-15-03

LUCY GILLMEIER (#03-17)

MR. TORLEY: Request for 6.5 ft. x 10.5 ft. entry with roof does not meet zoning requirement of 48-14-C(2) at 12 Victory Lane in an R-4 zone.

Ms. Lucy Gillmeier appeared before the board for this proposal.

MR. TORLEY: Is there anyone in the audience who wishes to speak on this matter? Let the record show there is none. And the mailings?

MS. MASON: On the 20th day of May, 56 addressed envelopes containing the public hearing notice were mailed out, no responses.

MR. TORLEY: Okay, ma'am, what's your problem?

MS. GILLMEIER: I just need a variance for a covered porch that's on the front of my house that has been there for over ten years and all of a sudden, I guess when I went to refinance the house, they seem to have found the porch. The porch was put on prior to me purchasing the house and it seems to be 2 1/2 feet too wide.

MR. KANE: This is what we're talking about right here?

MS. GILLMEIER: Yes.

MR. KANE: According to you, it's been up there approximately ten years?

MS. GILLMEIER: I asked the neighbors and she said she thought for about ten years.

MR. KANE: You haven't had any complaints informal or formal?

MS. GILLMEIER: I'm on a private road and there's three houses that can see my porch and no, I have never had a complaint.

MR. KANE: And to your knowledge, you have created no

water hazards or runoffs with this porch?

MS. GILLMEIER: No.

MR. TORLEY: Where is this cross, what's this cross street? This road here?

MS. GILLMEIER: It's a private road.

MR. TORLEY: It's been your experience that this front stoop, front porch has not caused any undue water runoff?

MR. KANE: Covered.

MS. GILLMEIER: I think the issue is the requested frontage that you need for your front yard and I don't even have like 20 feet to actually the private road so it's--

MS. GILLMEIER: The house was built in the 1800's.

MR. TORLEY: The house itself predates zoning.

MS. GILLMEIER: I don't know when zoning--

MR. BABCOCK: 1850.

MR. TORLEY: Just a little bit, yes.

MR. BABCOCK: Mr. Chairman, at the preliminary, it was written that they're allowed a 6 x 8 entry and they're asking for a 6.5 by 10.5 entry but actually, they need a front yard variance so we changed it at the preliminary and the requirements are 35 foot front yard and she's providing 15.1, so she needs a variance of 19.9 feet.

MR. KANE: A 19.9 front yard?

MR. BABCOCK: Yes.

MR. KANE: Make sure we're not short on the measurements.

MR. BABCOCK: We have a survey so that we're going off the survey.

MR. TORLEY: How about if we round to it 20 feet?

MR. BABCOCK: That's fine.

MR. KANE: Just in case.

MS. GILLMEIER: Trust me, I do not want to go through this again.

MR. TORLEY: Very few people do.

MR. KANE: Obviously, taking it down and putting one up that's existing would cause a financial hardship from the way that's built into the house?

MS. GILLMEIER: Nothing more than this has caused because this delayed the refinancing for six months so I've lost quite a bit of money on this.

MR. TORLEY: This does not obstruct drivers' vision?

MS. GILLMEIER: No, it's a private road, one other person at the end of the road that actually drives passed my house.

MR. KANE: Accept a motion?

MR. TORLEY: Yes, sir.

MR. KANE: I move that we approve the requested 20 foot front yard variance for Lucy Gillmeier at 12 Victory Lane.

MR. MC DONALD: Second it.

ROLL CALL

MR. KANE	AYE
MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. TORLEY	AYE

MS. GILLMEIER: I have another question but I don't know if it's something with the zoning board issue or about my neighbor, I have been trying to work with the fire inspector about a neighbor next to me that has like 15 unregistered vehicles and all this lovely stuff, hole in his roof and everything and I have been trying to deal with the fire inspector but nothing seems to be getting done and he supposedly had a court order and court order and that method doesn't seem to be working.

MR. TORLEY: Do you know anything about that?

MR. BABCOCK: No. Who are you working with?

MS. GILLMEIER: Again, I don't know, I just figured--

MR. BABCOCK: Actually, the fire inspector goes there, he issues them a violation and he goes to court.

MS. GILLMEIER: He's been getting violations years and years and still nothing happens.

MR. BABCOCK: He goes to court, that's the only thing we can do.

MS. GILLMEIER: So it's not anything with the zoning board?

MR. BABCOCK: No.

MR. TORLEY: It's a building code violation for the unregistered cars.

MR. BABCOCK: Yeah, I'm sure but you're, it's still up to the judge if he's in front of the judge, that's all we can do. I'll find out tomorrow.

MR. TORLEY: Thank you for bringing that to our attention.



RESULTS OF Z.B.A. MEETING OF:

June 9, 2003PROJECT: Lucy HillmanZBA # 03-17

P.B.#



USE VARIANCE: NEED: EAF PROXY

LEAD AGENCY: M) S) VOTE: A N
RIVERA
MCDONALD CARRIED: Y N
REIS
KANE
TORLEY

NEGATIVE DEC: M) S) VOTE: A N
RIVERA
MCDONALD CARRIED: Y N
REIS
KANE
TORLEY

PUBLIC HEARING: M) S) VOTE: A N
RIVERA
MCDONALD CARRIED: Y N
REIS
KANE
TORLEY

APPROVED: M) S) VOTE: A N
RIVERA
MCDONALD CARRIED: Y N
REIS
KANE
TORLEY

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) S) VOTE: A N
RIVERA
MCDONALD
REIS CARRIED: Y N
KANE
TORLEY

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES yesVARIANCE APPROVED: M) K S) M VOTE: A 4 N 0.

RIVERA A
MC DONALD A CARRIED: Y ✓ N
~~REIS~~
KANE A
TORLEY A

19.9 front yard 20'

-----X

LUCY GILLMEIER

#03-17

) SS:

COUNTY OF ORANGE)

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 20TH day of **MAY**, 2003, I compared the **56** addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

21st day of Aug, 2003

~~Notary Public~~

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/2006

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 03-17

Request of LUCY GILLMEIER

for a VARIANCE of the Zoning Local Law to Permit:

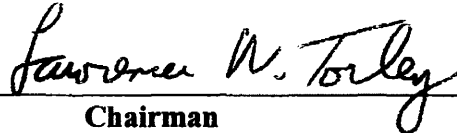
Existing 6.5 ft. X 10.5 ft. entry with roof that does not meet zoning requirements.

being a VARIANCE of Section 48-14-C(2)

for property located at: 12 Victory Lane - New Windsor, NY

known and designated as tax map Section 16 Block 4 Lot 8

PUBLIC HEARING will take place on June 9th, 2003
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.


Chairman

TOWN OF NEW WINDSOR

REQUEST FOR NOTIFICATION LIST

DATE: 04-30-2003 PROJECT NUMBER: ZBA# 03-17 P.B. # _____

APPLICANT NAME: LUCY GILLMEIER

PERSON TO NOTIFY TO PICK UP LIST:

LUCY GILLMEIER
12 VICTORY LANE
NEW WINDSOR, NY 12553

TELEPHONE: 569-3972

TAX MAP NUMBER: SEC. 16 BLOCK 4 LOT 8
SEC. _____ BLOCK _____ LOT _____
SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: 12 VICTORY LANE
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD XX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XX

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 288

TOTAL CHARGES: _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessor's Office

May 5, 2003

Lucy Gillmeier
12 Victory Lane
New Windsor, NY 12553

Re: 16-4-8 ZBA#03-17

Dear Ms. Gillmeier:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$75.00, minus your deposit of \$25.00.

Please remit the balance of \$50.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/lrd
Attachments

CC: Myra Mason, ZBA

16-1-5
Patrice & James Colson
12 Bradford Terrace
New Windsor, NY 12553 ✓

16-1-17
James & Catherine Lima
7 Veronica Avenue
New Windsor, NY 12553 ✓

16-3-18
Carmine & Louise DaMario
40 Clancy Avenue
New Windsor, NY 12553 ✓

16-1-6
Ronald & Elizabeth Wright
14 Bradford Terrace
New Windsor, NY 12553 ✓

16-2-1
James & Janet Greene
1 Oak Ridge Drive
New Windsor, NY 12553 ✓

16-3-19
Robert & Audrey Fitzgerald
11 Oak Ridge Drive
New Windsor, NY 12553 ✓

16-1-7
Alfred & Anna Craig
16 Bradford Terrace
New Windsor, NY 12553 ✓

16-2-2
Michael & Lisa DeGrave
3 Oak Ridge Drive
New Windsor, NY 12553 ✓

16-4-2
Clifford & Patricia Budney
12 Veronica Avenue
New Windsor, NY 12553 ✓

16-1-8.1
Joan & Donald Boehm
120 Quassaick Avenue
New Windsor, NY 12553 ✓

16-2-3
Walter & Jeanne Koury
1 Lucas Drive
New Windsor, NY 12553 ✓

16-4-4
Gary & Darla Dreyer
18 Veronica Avenue
New Windsor, NY 12553 ✓

16-1-10
Jorg Uwe Frischknecht
2 Oak Ridge Drive
New Windsor, NY 12553 ✓

16-2-4
Mahesh Rengaswamy
3 Lucas Drive
New Windsor, NY 12553 ✓

16-4-5
Anniballi Family Trust
C/o Richard & Wilma Anniballi, Trustees
22 Veronica Avenue
New Windsor, NY 12553 ✓

16-1-11
Donald & Sherlie Wilson
17 Veronica Avenue
New Windsor, NY 12553 ✓

16-3-1
Rocco Jr. & Alice Randazzo
5 Oak Ridge Drive
New Windsor, NY 12553 ✓

16-4-6
Donald & Ernestine Anderson
4 Oak Ridge Drive
New Windsor, NY 12553 ✓

16-1-12
Nilsa Gonzalez
15 Veronica Avenue
New Windsor, NY 12553 ✓

16-3-2
John Panzella
2 Lucas Drive
New Windsor, NY 12553 ✓

16-4-7
Ambrose & Nellie Maushart
6 Victory Lane
New Windsor, NY 12553 ✓

16-1-13
Bernardo Colandrea
13 Veronica Avenue
New Windsor, NY 12553 ✓

16-3-5
James Deyo
4 Lucas Drive
New Windsor, NY 12553 ✓

16-4-9
John Constantino
18 Victory Lane
New Windsor, NY 12553 ✓

16-1-14
Roberta Handy
C/o Drake-Wurfter
12 Oxford Road
New Windsor, NY 12553 ✓

16-3-16
Kenneth & Sharon Garde
10 Stonecrest Drive
New Windsor, NY 12553 ✓

16-4-10
Joseph Lazzopina
Lucy Gambino
8 Oak Ridge Drive
New Windsor, NY 12553 ✓

16-1-15.1
Kenneth & Karen Bergin
9 Veronica Avenue
New Windsor, NY 12553 ✓

16-3-17
Mike & Frank & Adam Borth
Josef & Katrin Borth
12 Stonecrest Drive
New Windsor, NY 12553 ✓

16-4-11
Victor & Nancy Navarro
10 Oak Ridge Drive
New Windsor, NY 12553 ✓

16-4-13
Carmello & Dorothy Granata ✓
12 Oak Ridge Drive
New Windsor, NY 12553

16-4-23
Francis & Colleen Donnery ✓
12 Hilltop Drive
New Windsor, NY 12553

19-3-9
Peter Loger ✓
29 Hilltop Drive
New Windsor, NY 12553

16-4-14
John & Georgette Evans ✓
30 Hilltop Drive
New Windsor, NY 12553

16-4-24
Pamela Freeman ✓
10 Hilltop Drive
New Windsor, NY 12553

19-3-10
Peter LeRose ✓
31 Hilltop Drive
New Windsor, NY 12553

16-4-15
Henry & Sharon Romanoski ✓
28 Hilltop Drive
New Windsor, NY 12553

16-4-36 & 19-3-25
County of Orange ✓
255-275 Main Street
Goshen, NY 10924

19-3-15
Raymond & Gladys Patnode ✓
18 Stonecrest Drive
New Windsor, NY 12553

16-4-16
Norman & Linda Snarr ✓
26 Hilltop Drive
New Windsor, NY 12553

19-3-2
Raymond & Ruth Decker ✓
15 Hilltop Drive
New Windsor, NY 12553

19-3-16
Harry Vanderveer ✓
Sharon Baker
20 Stonecrest Drive
New Windsor, NY 12553

16-4-17
Myron & Gertrude Westall ✓
24 Hilltop Drive
New Windsor, NY 12553

16-3-3
Michael & Carole Monkowski ✓
17 Hilltop Drive
New Windsor, NY 12553

Vendee Mortgage Trust 1998-1
Bankers Trust Co. of California Trustee ✓
C/o Countrywide Home Loans SV-24
400 Countrywide Way (19-3-19)
Simi Valley, CA 93065

16-4-18
William & Eileen Carr ✓
22 Hilltop Drive
New Windsor, NY 12553

19-3-4
Dewey & Carol Ann Cotton ✓
19 Hilltop Drive
New Windsor, NY 12553

19-3-20
John & Patricia Mullarkey ✓
35 Stonecrest Drive
New Windsor, NY 12553

16-4-19
Jerome & Jeanne Alperovitz ✓
20 Hilltop Drive
New Windsor, NY 12553

19-3-5
Allen Keller ✓
Stacy Harris-Keller
21 Hilltop Drive
New Windsor, NY 12553

16-4-20
Richard Perna ✓
Mary Perna
2980 Summit Drive
Mobile, Alabama 36618

19-3-6
Robert Costello Sr. ✓
Catherine Kolb Costello
23 Hilltop Drive
New Windsor, NY 12553

16-4-21
Richard Stefanchik ✓
16 Hilltop Drive
New Windsor, NY 12553

19-3-7
Kenneth Gorelick ✓
Denise Stock
25 Hilltop Drive
New Windsor, NY 12553

16-4-22
Barbara Monte ✓
14 Hilltop Drive
New Windsor, NY 12553

19-3-8
Marion Tierney ✓
27 Hilltop Drive
New Windsor, NY 12553

30
26
56



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

May 14, 2003

Lucy Gillmeier
12 Victory Lane
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-17

Dear Ms. Gillmeier:

This is just a reminder that your Public Hearing before the Zoning Board of Appeals for your requested variance at:

12 Victory Lane
New Windsor, NY

is scheduled for the June 9th, 2003 agenda.

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have any questions or concerns in this matter, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

LUCY GILLMEIER (03-17)

MR. TORLEY: Request for 6.5 ft. x 10.5 ft. entry with roof that does not meet zoning requirement of 48-14 C(2) at 12 Victory Lane in an R-4 zone.

Ms. Lucy Gillmeier appeared before the board for this proposal.

MR. TORLEY: What's the problem?

MS. GILLMEIER: Well, basically, everything is there, it's just a little roof that was there prior to me purchasing the house and I guess it's two feet too wide and I'm trying to refinance the house and this came up as a problem I guess and we're on a private road so it really I think I gave you pictures from all angles to show you exactly how it was. The house has actually been bought and sold three times prior to this.

MR. TORLEY: And it all depends if the bank catches it on a given day what he had for lunch.

MR. MC DONALD: Looking at this picture, is this what we're looking at right here?

MS. GILLMEIER: Yes, exactly, and in front of my property line is like a 14 foot private road that's in front of us.

MR. MC DONALD: Never received any complaints about this?

MS. GILLMEIER: No.

MR. REIS: Michael, this is a front yard?

MR. BABCOCK: Yeah, she would be allowed a 6 foot by 8 foot deck that would be exempt from the front yard setback and since the deck is larger than that it's required to get a front yard setback. The front yard setback we use the R-4 zone quite honestly I don't think her entire house is 35 feet from the road.

MS. GILLMEIER: No, it's not, that's correct.

MR. TORLEY: When was the house built?

MS. GILLMEIER: 1820.

MR. TORLEY: I think you predate zoning.

MS. GILLMEIER: Is that all I had to say?

MR. TORLEY: No. Unless the entry, if you have any demonstration that the entry was there before 1967 or something of the same size.

MS. GILLMEIER: It's really just a roof, it's really basically like all it is, it's not a--

MR. TORLEY: Do you have any pictures to demonstrate that that kind of a structure was there before '67?

MR. BABCOCK: '66.

MS. GILLMEIER: I wasn't even born then, I wouldn't have that.

MR. TORLEY: You say it's an 1812 house?

MS. GILLMEIER: I don't know where I would find pictures.

MR. TORLEY: If you can find it that would obviate it because then you'd be predating the zoning code but in any case, this will clean up any problems with the house so the third generation owner down the line won't have any difficulty. This structure doesn't cause any problem with visibility, people moving up and down Victory Lane?

MS. GILLMEIER: No, it's a private road, just myself and my neighbor to the right of me.

MR. REIS: You've had no formal or informal complaints about this?

MS. GILLMEIER: No.

April 28, 2003

8

MR. REIS: Just for the record. Accept a motion?

MR. MC DONALD: It's been there a long time so I don't think you have a problem with sewage or water runoff.

MS. GILLMEIER: No, it's not a porch or a deck, just simply a roof.

MR. TORLEY: Covered entryway.

MS. GILLMEIER: Correct, exactly.

MR. TORLEY: But it sticks out too far to be considered just architectural.

MR. BABCOCK: It's too long. She's allowed actually it's a half a foot too wide, she's allowed a 6 foot by eight foot deck there, entryway, and she has, it's 6.5 by 10.5.

MR. REIS: Accept a motion?

MR. TORLEY: If there are no other questions.

MR. REIS: Make a motion that we set up Lucy Gillmeier for a requested variance at 12 Victory Lane.

MR. RIVERA: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. REIS	AYE
MR. MC DONALD	AYE
MR. TORLEY	AYE



RESULTS OF Z.B.A. MEETING OF:

April 28, 2003

PROJECT: Lucy Hillmeier

ZBA # 03-17

P.B.#



USE VARIANCE:

NEED: EAF

PROXY

LEAD AGENCY: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

KANE

TORLEY

CARRIED: Y N

NEGATIVE DEC: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

KANE

TORLEY

CARRIED: Y N

PUBLIC HEARING: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

KANE

TORLEY

CARRIED: Y N

APPROVED: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

KANE

TORLEY

CARRIED: Y N

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING:

M) R S) M

VOTE: A 4 N 0

RIVERA

MCDONALD

REIS

~~KANE~~

TORLEY

A

A

A

A

CARRIED: Y ☒ N

PUBLIC HEARING:

STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED:

M) S) VOTE: A N

RIVERA

MC DONALD

REIS

~~KANE~~

TORLEY

CARRIED: Y N

No Complaints received

Visibility not impaired

No drainage problem



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

April 23, 2003

Ms. Lucy C. Gillmeier
12 Victory Lane
New Windsor, NY 12553

SUBJECT: ZBA APPEARANCE

Dear Ms. Gillmeier:

This letter is to inform you that you have been placed on the April 28th, 2003 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

12 Victory Lane
New Windsor, NY

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,

Myra Mason
Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 04-21-03

FOR: 03-17

FROM: **LUCY C. GILLMEIER-BARNES**

12 VICTORY LANE

NEW WINDSOR, NY 12553

CHECK NUMBER: 286

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:



4.22.03

NAME

DATE

PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU

ZBA # 03-17

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#372-2003

04/21/2003

Barnes, Lucy C. Gillmeier -

**Received \$ 50.00 for Zoning Board Fees, on 04/21/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

Lucy C. Gillmeier-Barnes
Brennan Barnes
12 Victory Lane
New Windsor, NY 12553

Neuschwanstein Castle & Germany

287
4/8 03 1/213

Pay to the order of Town of New Windsor \$ 50.00
Fifty 00/100 Dollars

104-8
Application fee Lucy C. Gillmeier

0213000191 94396 44364 0287

DESIGNER CHECKS BY EUROPEAN CASTLES
TO ORDER: 1-800-234-4773 • www.EuropeanChecks.com

First Bank
Quaker Ave
Cornwall Ny 12518
845 634 7803

Security Features
Included
Order on Back

Lucy C. Gillmeier-Barnes
Brennan Barnes
12 Victory Lane
New Windsor, NY 12553

Glamis Castle & Scotland

288
4/8 03 29-1/213

Pay to the order of Town of New Windsor \$ 25.00
Twenty five 00/100 Dollars

104-8
Public hearing list Lucy C. Gillmeier

0213000191 94396 44364 0288

DESIGNER CHECKS BY EUROPEAN CASTLES
TO ORDER: 1-800-234-4773 • www.EuropeanChecks.com

First Bank
Quaker Ave
Cornwall Ny 12518
845 634 7803

Security Features
Included
Order on Back

Lucy C. Gillmeier-Barnes
Brennan Barnes
12 Victory Lane
New Windsor, NY 12553

Château de Chambord & France

286
4/8 03 29-1/213

Pay to the order of Town of New Windsor \$ 300.00
Three hundred 00/100 Dollars

Escrow 104-8 Lucy C. Gillmeier

0213000191 94396 44364 0286

DESIGNER CHECKS BY EUROPEAN CASTLES
TO ORDER: 1-800-234-4773 • www.EuropeanChecks.com

First Bank
Quaker Ave
Cornwall Ny 12518
845 634 7803

Security Features
Included
Order on Back



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

4/7/03

Date

Application Type: Use Variance ☐ Area Variance ☐
Sign Variance ☐ Interpretation ☐

I. Owner Information:

Phone Number: (845) 569-3972
Fax Number: ()

Lucy C. Gillmeier
(Name)

12 Victory Lane NW
(Address)

II. Purchaser or Lessee:

Phone Number: ()

Fax Number: ()

(Name)

(Address)

III. Attorney:

Phone Number: ()

Fax Number: ()

(Name)

(Address)

IV. Contractor/Engineer/Architect/Surveyor/:

Phone Number ()

Fax Number: ()

(Name)

(Address)

V. Property Information:

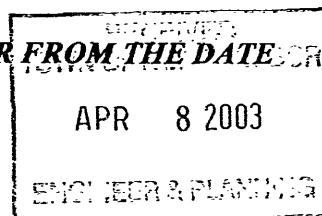
Zone: R-4 Property Address in Question: 12 Victory Lane
Lot Size: .43 Tax Map Number: Section 10 Block 4 Lot 8

- What other zones lie within 500 feet? _____
- Is pending sale or lease subject to ZBA approval of this Application? no
- When was property purchased by present owner? 1998
- Has property been subdivided previously? no If so, When: _____
- Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? yes
- Is there any outside storage at the property now or is any proposed? no

****PLEASE NOTE:****

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

03-17



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)

Area Variance requested from New Windsor Zoning Local Law,

Section _____, Table of _____ Regs., Col. _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.	35 FT	15.1 FT	19.9 FT.
Reqd. Side Yd.			
Reqd. Rear Yd.			
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

03-17

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

The way the property is laid out and the fact that I am on a private road my porch by no means creates an undesirable appearance to any neighbors. The house has been sold 3 times since the roof was built

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

03-17

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-
-
-

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: **(each payable to the TOWN OF NEW WINDSOR)**
- ☐ One in the amount of \$ 300.00 or 500.00 , (escrow)
- ☐ One in the amount of \$ 50.00 or 150.00 , (application fee)
- ☐ One in the amount of \$ 25.00 , (Public Hearing List Deposit)
- ☒ Photographs of existing premises from several angles.

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

ELENA ANN BRODMERKEL
Notary Public: State of New York
Qualified in Orange County
Commission Expires March 30, 2006
01BR4776575

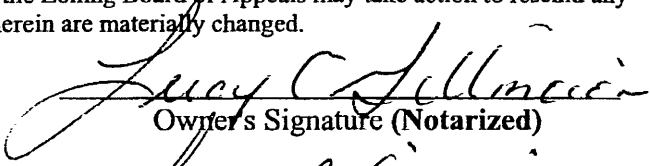
The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

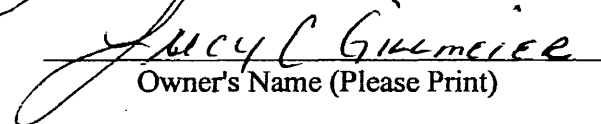
Sworn to before me this:

8 day of April 2003



Signature and Stamp of Notary


Owner's Signature (Notarized)


Owner's Name (Please Print)

Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

03-17